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County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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AGENDA

HISTORIC SITE BOARD

January 23, 2006

Tentative

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- Excused Absences
- Other General Information

B. Conflict of Interest Declaration

C. Approval of December 19, 2005 Board Minutes

D. Reports

- Ferry Ranch: On December 16, 2005, the Planning Commission approved the rezoning reclassification R00-002 to add and "H" designator to the property.

E. Announcements

- California Preservation Conference, Sacramento April 20-22, 2006
- San Diego County Archaeological Society meeting January 24, 2006: Excavations at Warner's Adobe by Steve Van Warner. Meeting time: 7:30

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment

B. Presentations

C. County Department of Parks and Recreation

ACTION ITEMS

ITEM 3 – HSB PROCEDURE: INFORMATION REQUIRED FOR LANDMARKING APPLICATIONS.

Description: One of the HSB goals for 2005 was to develop requirements for landmarking to provide potential applicants with the necessary information that is needed for the Board to make decisions. These procedures have been review and revised; the Board action to adopt these procedures is expected. **(Latest version of procedure attached)**

ITEM 4 – ELECTION OF OFFICERS FOR THE 2006 TERM

Description: Nominate and elect officers for 2005 (Chairman, Vice-Chairman)

DISCUSSION ITEMS

ITEM 5 – JULIAN HISTORIC DISTRICT

Description: Paul Johnson brought to the Board's attention in December that many of the historic building owners in Julian have been hit with a lawsuit for non ADA noncompliance. Are the historic buildings considered to be listed as a Historic District because of the "J" designator? If the buildings are on a historic list (National, state, county, local) they are entitled to alternate ADA requirements that preserve the historic nature of a building/structure. Currently, only one building in Julian is on the OHP listing of National Register of Historic Places (the Robinson Hotel). None of the other historic buildings in the Town center are currently in the OHP listing, even as eligible for listing, or potentially eligible. Staff provided Paul Johnson with a copy of the Julian Historic District County Booklet. He would like to see how the historic building code can be used for ADA compliance and will follow up with Julian representatives; he will report back in January. Donna will check ordinance; it is possible that "J" designator will automatically allow the Julian District to be listed at the County level.

According to staff, the "J" designator is basically a design review requirement and it is doubtful if any real historic evaluation was ever done. In fact, staff has we have not looked at the "J" designator design review requirements lately, but they could actually be problematic in terms of impact to historical properties. The design guidelines are just someone's idea of what the shutters should look like on a "historic" building. There may have been no thought whatsoever about things like the Secretary of interior's Guidelines Standards.

Staff has invited Patrick Brown, whose building is one of those impacted by the lawsuit, and who has been active with the Julian community discussion on this issue, to attend our HSB meeting.

ITEM 6 – COUNTY OF SAN DIEGO'S PROCESS FOR DEMOLITION OF BUILDINGS

Description: Demolition of County of San Diego historic or potentially historic property: This subject was brought up at the October HSB meeting, and at the November meeting staff distributed copies of demolition processes from other jurisdictions. At the October meeting, the SOHO President Beth Montes agreed to prepare and send a letter to Gary Pryor, Director of DPLU, stating concerns with the County demolition process. This would initiate our inquiry. A letter has been sent by SOHO as requested with copies to all HSB members and staff.

Staff research has found that a Zoning Ordinance Section 5721 exists titled: Demolition or relocation of Designated Landmarks or Districts. This web page contains this section of the Zoning ordinance: <http://www.co.san-diego.ca.us/dplu/docs/z5000.pdf>. On initial review, it appears that ZO 5721 only takes care of designated properties, but doesn't require a review of properties that are not designated but that may nevertheless be historic. That is the main issue that we needs to be dealt with. In addition, it is unclear how the Building Counter personnel would know that a property was designated historic. One way might be to designate the review similar to the City of San Diego as mitigation in the 2020 EIR. We DPLU could try to do it sooner, but that may be the easiest way to get it done.

OTHER

ITEM 7 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, February 27, 2006

ITEM 8– ADJOURNMENT